GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Municipal Administration & Urban Development Department – The Mangalagiri Gold Cluster Land Pooling Scheme (Formulation & Implementation) Rules, 2025 – Notification – Issued.

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MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (CRDA) DEPARTMENT

G.O.MS.No. 175 **Dated: 09-09-2025**
Read the following:-

1) G.O.Ms.No.253, M.A. & U.D. (M2) Department, dated 30.12.2014.
2) G.O.Ms.No.207, M.A. & U.D. (M2) Department, dated 22.09.2015.
3) G.O.Ms.No.120, M.A. & U.D. (H1) Department, dated 12.11.2024.
4) Resolution No.566/2025, 51st APCRDA authority meeting, Dt.18.08.2025.
5) From the Commissioner, APCRDA, Vijayawada, Lr.No.MAU61-COOR0MEET(CM)/8/2025-OM, Dt.09.06.2025.
6) E-officer file No.2782720 received from the Commissioner, APCRDA, Vijayawada.

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O R D E R:

The Andhra Pradesh Capital Region Development Authority Act, 2014 *(Act No.11 of 2014)* came into force with effect from the 30th day of December, 2014, through a notification published in the Extraordinary issue of the Andhra Pradesh Gazette, dated 30.12.2014.

2. Pursuant to the proposals received under Section 55(2) of the APCRDA Act, 2014, in the reference 4th read above the Commissioner, APCRDA has submitted the "Mangalagiri Gold Cluster Land Pooling Scheme (Formulation & Implementation) Rules, 2025, for implementation of the "Mangalagiri Gold Cluster Land Pooling Scheme" over an extent of 78.01 acres in Atmakur Village of Mangalagiri Mandal, Guntur District, for the establishment of a Gems and Jewellery Park within the Capital Region, under sub-section (3) of Section 55 of the APCRDA Act.

3. Whereas, the Government have decided to develop a Gold Cluster exploring the potential benefits of an Integrated Manufacturing and Retail Zone in Mangalagiri Assembly Constituency consisting of a Gems and Jewellery Park which includes a luxurious Mega Mall for Gold and Diamond Jewellery, Manufacturing Hub, Skill Development Centre and a Residential & Community Facilities in the proposed Gold Cluster with a aim at to achieve rapid growth of $ 100 Bn Indian Jewellery Market. The benefits in design and craftsmanship, ultimately enhancing the quality access to resources and shared knowledge, fosters innovation of jewellery products and to explore the opportunities for major Jewellery brands.

4. And whereas, the land procurement mechanism has been designed to be voluntary and based on consensual process of land pooling. Land pooling mechanism is mainly adopted for development of an integrated Gold Cluster in Mangalagiri Assembly Constituency wherein the land parcels owned by individuals or group of owners are legally consolidated by transfer of ownership rights to the Authority, which later transfers the ownership of a part of the land back to the land owners for undertaking of development for such areas. According to the agreed Developmental Scheme under Section 43(4) of the APCRDA Act, 2014, the reconstituted plot is allotted in favour of the land owner who participated in Land Pooling Scheme in the same area.

5. And whereas, these rules are applicable to the notified area in Atmakur Village of Mangalagiri Mandal where a special development scheme under "Mangalagiri Gold Cluster Land Pooling Scheme " is taken up for establishment of Gems and Jewellery Park in the notified area. The broad objective of the scheme is to do justice to the families affected by the development of Gold Cluster by making the land owners as partners in development.

6. Now, therefore, the Government have decided to make the Mangalagiri Gold Cluster Land Pooling Scheme (Formulation & Implementation) Rules, 2025.

7. Further, the Commissioner, APCRDA, is hereby authorized to initiate and implement the "Mangalagiri Gold Cluster Land Pooling Scheme" over an extent of 78.01 acres in Atmakur Village of Mangalagiri Mandal, Guntur District, for the establishment of a Gems and Jewellery Park within the Capital Region, under sub-section (3) of Section 55 of the APCRDA Act. The APCRDA is also authorized to take up required infrastructure works as proposed by the Mangalagiri Tadepalli Municipal Commissioner(MTMC).

8. A copy of this order is available on the Internet and can be accessed at: http://goir.ap.gov.in/

9. Accordingly, the appended notification will be published in an extraordinary issue of the Andhra Pradesh Gazette, dated.09.09.2025.

10. The Commissioner, Printing, Stationery & Stores Purchase, Vijayawada, is requested to publish the said rules through notification and provide 300 copies of the same to the Government.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

S SURESH KUMAR
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Commissioner, Printing, Stationery & Stores Purchase, Vijayawada.
The Commissioner, Andhra Pradesh Capital Region Development Authority, Vijayawada.
Copy to :
The Law Department, AP Secretariat.
The Finance Department, AP Secretariat.
The Commissioner & Director of Municipal Administration, A.P. Vijayawada.
The Director of Town & Country Planning, AP, Mangalagiri.
The Engineer-in-Chief, Public Health, A.P., Tadepalli.
The District Collector, Guntur District.
The PS to Hon'ble Chief Minister.
The PS to Hon'ble Minister for MA&UD.
The PS to Chief Secretary, Government of Andhra Pradesh.
The PS to Principal Secretary to Government, MA&UD Dept.,
Sf/Sc

//FORWARDED :: BY ORDER//

SECTION OFFICER

NOTIFICATION

In exercise of the powers conferred by sub-section (1) read with clause (f) of sub-section (2) of Section 18 of Andhra Pradesh Capital Region Development Authority Act, 2014 [Act 11 of 2014] , the Government of Andhra Pradesh hereby make the following rules, namely, the Mangalagiri Gold Cluster Land Pooling Scheme (Formulation & Implementation) Rules, 2025.

RULES

1. Short title and Extent:

(1) These rules may be called as The Mangalagiri Gold Cluster Land Pooling Scheme (Formulation & Implementation) Rules, 2025.

(2) They shall extend to the lands required to make special development scheme for development of Mangalagiri Gold Cluster area in connection with., establish a Gems and Jewellery Park etc., to cater to the needs of the State of Andhra Pradesh.

(3) They shall come into force with effect from the date of publication in the Andhra Pradesh Gazette.

2. Definitions :

(1) In these rules, unless the context otherwise requires:

a. 'Act' means the Andhra Pradesh Capital Region Development Authority Act, 2014.

b. "Authority" means constituted under Sub-section (1) of Section 4 of the APCRDA Act, 2014.

c. "Appellate Authority" means the District Collector, Guntur and includes the Joint Collector, Guntur.

d. "Assigned land" means lands assigned by the Government to the landless poor persons under the rules for the time being in force, subject to the condition of non-alienation and includes lands allotted or transferred to landless poor persons under the relevant law for the time being in force relating to land ceiling and the word "assigned" shall construed accordingly.

e. "Competent Authority" means Revenue Divisional Officer/Sub-Collector, Tenali and includes any other officer not below the rank of Deputy Collector appointed by the Government of Andhra Pradesh.

f. "Government" means the Government of Andhra Pradesh.

g. "Mangalagiri Gold Cluster" means Development of a Gems and Jewellery Park which includes a luxurious Mega Mall for Gold and Diamond Jewellery, Manufacturing Hub, Skill Development Centre and a Residential & Community Facilities in the proposed Gold Cluster for its development.

h. "Original assignee" means a person to whom land is assigned under assignment rules or under Andhra Pradesh Board of Revenue executive instructions and includes his heirs or successors in interest.

i. "POT" cases means cases identified contravening the provisions specified under the Andhra Pradesh Assigned Lands(Prohibition of Transfer) Act, 1977.

j. "residential" means area set apart for developing residential space as per the standards and norms laid down in the APCRDA Master Plan or any other area development plan.

k. "Reconstituted Plot" means a final plot or land which is in any way altered by a development scheme.

l. "scheme" means the development of Mangalagiri Gold Cluster Land Pooling Scheme.

m. "Website" in the context of Land Pooling refers to official website of the Authority/District Collector;

n. Words and expressions used but not defined in these rules shall have meanings assigned to them in the Act.

3. Applicability :

(1) These rules shall be applicable to the entire notified area by the Competent Authority under rule 5(2) of these rules read with section 43(5) or section 55(3) of the Andhra Pradesh Capital Region Development Authority Act, 2014 or to the entire area notified by the District Collector, Guntur under section 11(1) of the Land Acquisition, Rehabilitation and Resettlement Act, 2013 for establishment of Gems and Jewellery Park and other related components of the proposed Gold Cluster etc., in Mangalagiri Assembly Constituency.

4. General:

(1) The Authority may undertake to develop a land pooling scheme pursuant to the notification issued under sub-section (3) of Section 55 of the Act.

(2) The Authority shall guarantee the return of reconstituted land to the land owners for the original land surrendered under the land pooling scheme as follows:

LAND TYPE: ASSIGNED

Sl. No.	Extent Category	Entitlement under LPS Package	Extent (Square Yards)
A. ORIGINAL ASSIGNEES OR THEIR LEGAL HEIRS (irrespective of year of assignment)			
1.	Above 1.00 Acre	Residential	550
2.	Between 0.99 Acres to 0.50 Acres.	Residential	380
3.	Between 0.49 Acres to 0.25 Acres	Residential	280
4	Below 0.24 Acres	Residential	180
B.ACT 9/77 VIOLATION (POT) CASES			
1.	Above 1.00 Ac.	Residential	450
2	Between 0.99-0.50 Acres	Residential	330
3	Between 0.49 Acres to 0.25 Acres	Residential	230
4	Below 0.24 Acres	Residential	150

(3) The details of process, roles and responsibilities under the LPS shall be as provided in the Schedules I to III to these rules.

5. Declaration of intention:

(1) Upon the requisition by the Commissioner, APCRDA/District Collector, Guntur the Government may appoint any officer not below the rank of a Sub-Collector/Deputy Collector as Competent Authority for Land Pooling under the functional and administrative control of the District Collector, Guntur . The District Collector Guntur and the Competent Authority shall periodically report the progress of the land pooling to the Commissioner, APCRDA and Government and to seek guidance for effective pooling together various land parcels.

(2) Pursuant to the notification issued under sub-section (4) of Section 55 of the Act, the Competent Authority shall issue a notice in **Form -1.**

(i) Inviting objections and suggestions on the proposed Land Pooling Scheme (LPS) in **Form 2** from the land owners within fifteen days from the date of publication;

(ii) inviting participation of land owners in the proposed Land Pooling Scheme by receiving irrevocable consent applications in **Form -3** from the land owners;

(iii) The Competent Authority may receive applications and shall issue an Official Receipt in **Form No.4**

(3) The notice shall contain the details of public purpose, area, extent, with survey numbers and reputed owners as available in Revenue Records along with a plan if any, and shall be published in the manner provided under section 136 of the APCRDA Act, 2014.

(4) No notice under this rule shall be required if a notice under section 11(1) of The Right To Fair Compensation And Transparency In Land Acquisition, Rehabilitation And Resettlement Act, 2013 shall be deemed to be the area notified in Form-1 under Land Pooling Scheme as per rule 5(2).

(5) A notice under section 11 of the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 shall empower the affected individuals to exercise option under section 108 of the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 for Land Pooling Scheme covered by these rules.

6. Notification of final area:

(1) All the objections and suggestions received pursuant to rule 5(2) and any request for modifying the extent of the scheme area shall be examined in detail, considered and disposed of by the Competent Authority with in fifteen (15) days and publish finalised area **in Form- 8**.

(2) An appeal lies to the District Collector, Guntur on the orders of the Competent Authority within seven(7) days from the date of receipt of orders of the Competent Authority under rule 6(1) and such orders shall be final.

7. Verification & finalisation of ownership (Section 48(1) and Section 50 of the APCRDA Act, 2014) :

(1) Upon receipt of irrevocable consent application in **Form- 3** public or individual, a notice shall be communicated to the landowner or public in general in accordance with procedure laid down under section 133 of the Act, seeking ownership records, encumbrances and objections on ownership, extent and boundaries, within seven (7) days from the date of issue of notice in **Form-5.**

(2) Verification of the title, extent and boundaries of the land parcels shall be done with reference to:

(i) the cadastral record such as Re-survey Register (RSR), Adangal, Field Measurement Book (FMB), Record of Rights (ROR) registers and such other Assignment related registers available with the Revenue Department.

(ii) the enjoyment survey duly demarcating possession / ownership of the applicant; and

(iii) hearing / enquiry conducted by the Competent Authority.

(3) The Competent Authority shall examine the **Form -3** claims and the rival claims received duly verified as specified in rule 7(2), and pass orders in **Form -6** under his seal and signature declaring the ownership and extent. Such orders shall contain true owners, apportionment of the land if any, entitlement of Reconstituted Plots (RP) and option for joint allocation.

(4) As soon as the ownership is established, the Competent Authority shall enter into an **"Development Agreement -cum-Irrevocable General Power of Attorney"** in **Form** -**7** to firm up the irrevocable powers of Authority to alter the boundaries, develop and make requisite changes in the land pooled area and the land owner shall hand over the physical possession of land he surrenders in **Form 7-A** to take up development scheme.

(5) Such cases where disputes with regard to land ownership remain unresolved shall be referred to District Collector, Guntur duly depositing the benefit payments, and such referral shall not act as a bar for including the land under the land pooling scheme.

(6) Prior to notification of draft Land Pooling Scheme any individual or two or more participating land owners may request in **Form -8A** for allotment of joint allotment of reconstituted plot/plots as a common reconstituted Plot.

After issue of orders in Form-7, but before issue of LPOC under Rule 11(3), the land owners are permitted to make legal partition among the family members by filing notarized affidavit at their responsibility. Registration fee shall be exempted for such Bonafide partitions.

8. Draft LPS:

(1) As soon as may be, after the notification of intention to make the Land Pooling Scheme, the Competent Authority shall complete the preparation of the draft LPS within thirty (30) days.

(2) The draft LPS shall consist of:

(i) combined sketch with area statement duly taking technical support from Assistant Director Survey & Land Records;

(ii) demarcation of village site / habitation planning boundary for purpose of village development plan

(iii) list of eligible landowners with area statement and entitlements;

(iv) demarcation sketch duly showing the original lands belonging to landowners covered by orders of the competent authority.

(v) Reconstituted plot as far as possible within the developed area earmarked for the land owners belonging to this LPS area of the scheme.

(vi) The draft LPS shall contain explanatory note explaining the salient features of the proposed development scheme.

(3) (i) The developmental plan may reserve certain percentage of land in LPS lay out for the following requirements.

(a) Roads and Utility Services: 30%
(b) Parks and Open Spaces- 10%
(c) Social amenities- 5%

(ii) Four Acres of developed land shall be allocated for APCRDA to take up developmental scheme

(4) Competent Authority shall **publish draft LPS in Form- 9** calling for objections or suggestions from the land owners giving a time period of Seven(7) days from the date of such notice, in the manner specified in section 31(2) of the Act.

(5) Any person affected by the said draft LPS may submit **objections or suggestions of the LPS in Form-10** and the Competent Authority shall consider the same and modify the Scheme with the approval of the Commissioner APCRDA.

9. Final LPS:

(1) Upon approval, the draft LPS becomes the Final LPS and the Competent Authority shall **publish it in Form -11** within seven(7) days of approval, in the manner specified in subsection (2) of section 31 of the Act.

10. Vesting of land in Authority and issue of Land Pooling Ownership Certificate:

(1) After notification of the final LPS, all the lands shall vest absolutely in the Authority free from all encumbrances under section 57 and the District Collector, Guntur may summarily evict illegal occupants and hand over to the Competent Authority to enforce the scheme.

(2) Within fifteen (15) days from the date of physical marking of the reconstituted plots earmarked the allotment of reconstituted plots shall be done to landowners

by draw of lots, in an objective and transparent manner with due publicity under video cover.

(3) Within Fifteen (15) days of allotment, the Competent Authority of Mangalagiri Gold Cluster Land Pooling Scheme shall issue a Land Pooling Ownership Certificate [LPOC] in **Form -12**, which shall be the final proof of the holder's title to that land and thereafter cause entry of such ownership details into the records of the registration department without any cost to the land owner.

(4) The LPOC shall contain details of the land owner's original land and reconstituted plot along with sketches.

(5) The details of the LPOCs and parcels of land contributed by the land owners/assignees/encroachers etc., for establishment of Gems and Jewelry Park in Mangalagiri shall be made accessible to the public.

(6) The copies of the documents, plans and maps relating to the Final LPS shall be sent to the Stamps and Registration department as well as Tahsildar, Mangalagiri where such copies shall be kept and made accessible to the public.

11. Implementation of final LPS:

(1) After the notification of the Final LPS the Authority shall take over all lands allotted to it and shall record the details of all such lands in a register.

(2) The final LPS notification under rule 9(1) of the Land Pooling shall be a deemed land development permission by the Authority.

(3) Within Six (6) Months from the date of final LPS notification the Authority will complete the development of infrastructure in phased manner including physical demarcation and handover physical possession of plots allotted.

(4) LPOCs granted shall be registered without charging registration fee from the landowners in accordance with the provisions of the Registration Act, 1908 as mentioned under section 51 and section 57(4) of the Act.

12. Maintenance of the common infrastructure and facilities after issue of completion certificate:

(1) Reconstituted plot owners and any other purchaser of the reconstituted plot shall pay the user charges levied by the agencies responsible for provision of civic services such as roads, street lighting, solid waste management, sewerage treatment facility, water supply, parks and play grounds or such other amenities.

13. Powers of Competent Authority:

(1) The Competent Authority or his officers shall be competent to enter and conduct land survey, and establish the true area falling under the land pooling or to confirm true area of the claim of person/persons interested and ascertain the original plot area or the apportionment of land, wherever required.

2) The Competent Authority or his officers shall have the powers to ascertain the ownership, extent and boundaries under Revenue Acts and other laws in general and specifically:

(i) To summon and examine the witnesses or the records under the Andhra Pradesh Revenue Summons Act, 1969(Act 111 of 1869);
(ii) To conduct enquires to apportion the respective claims among the multiple persons interested in a parcel of land; and
(iii) To pass orders in **Form -6** after establishing the ownership of the land

14. Miscellaneous:

(1) The Authority's decision shall be final in all matters relating to Gems and Jewelry Park in Mangalagiri Gold Cluster.

(2) The Authority, for the purposes of effective preparation and implementation of the Development Scheme, may delegate powers to the extent required to the officers of the Authority / District Collector.

(3) The Authority/Commissioner APCRDA may extend time limits for any of the activities mentioned under these rules for valid reasons and shall be competent to frame Forms required under Rules.

(4) The Competent Authority for Mangalagiri Gold Cluster Land Pooling Scheme shall act as the Grievance Redressal Officer at any stage. An appeal shall lie to the District Collector, Guntur whose decision shall be final.

S SURESH KUMAR
PRINCIPAL SECRETARY TO GOVERNMENT

Continued Schedules .....

SCHEDULE 1

PROCESS OF THE SCHEME:

(1) Notification of declaration of intention to pool lands.
(2) Obtain irrevocable consents.
(3) Invite general objections & suggestions on the intention, dispose objections & suggestions and notify final area under the scheme.
(4) Conduct claim enquiry on consents and pass orders establishing ownership and execute Development Agreement -cum- irrevocable General Power of Attorney from the land owners besides taking physicalpossession of land from the land owners.
(5) Register the claims supported by ownership orders with Registration Department.
(6) Refer unsettled disputes to District Collector, Guntur.
(7) Prepare draft land pooling scheme, invite objections and notify final land pooling scheme.
(8) Transfer of ownership of rights to the Authority for the purpose of implementing development scheme.

(9) Allot reconstituted plots and issue LPOC as per Plot Allotment Policy.

(10) Complete basic formation of roads and physical demarcation of plots.
(11) Handover physical possession of reconstituted plot to the land owners.
(12) Incorporation of changes in the connected Revenue and Registration Departments.
(13) Complete infrastructure development in a phased manner.

SCHEDULE-II

ROLE AND RESPONSIBILITY OF THE AUTHORITY

(1) Towards land owners under the establishment of Gems and Jewelry Park, Mangalagiri Land Pooling Scheme.

a) To undertake the implementation of land pooling scheme for establishment of Gems and Jewelry Park in Atmakur Village of Mangalagiri Mandal.
b) To issue statutory receipt for consent application with documents.
c) To allot reconstituted plots by lottery after taking options from the land owners.
d) The authority shall guarantee the return of reconstituted land benefits to the land owners who surrender their lands under land pooling scheme.

(2) Towards development of the area under LPS near Mangalagiri.

a) to declare areas under land pooling scheme and preparation of layout plans and sector plans based on the requirement of physical infrastructure.
b) to super impose revenue maps on the approved master plan.
c) to demarcate all the roads as per layout plan and sector plan within the assembled area and give approval of layout plans/detailed plans.
d) To create infrastructure facilities, roads, parks, cremation facility for all religious , community needs etc., at the Gems and Jewelry Park level
e) To complete development in time and maintain it with all the neighbourhood level facilities i.e. open spaces, roads and services.

SCHEDULE-III

ROLE AND RESPONSIBILITY OF THE LAND OWNERS

(1) To give consent application, and facilitate survey and demarcation.
(2) To prove rights over the land by submitting required documents.
(3) To transfer ownership rights to the Authority against a guaranteed return of reconstituted plot in Gems and Jewelry Park in Mangalagiri Land Pooling Scheme Area.
(4) Not to create any encumbrances after entering into agreement with the Competent Authority for Development Scheme.
(5) To handover physical possession of lands surrendered at the time of execution of Development Agreement cum Irrecoverable General Power of Attorney.
(6) Any other information/documents as required by the Competent Authority.

Continued forms...

The Mangalagiri Gold Cluster Land Pooling Scheme (Formulation and Implementation) Rules 2025

FORM -I
(Under Rule 5(2))

DECLARATION OF INTENTION TO UNDERTAKE LAND POOLING SCHEME

O/o. Competent Authority
LPS Unit, Atmakur/

Sub-Collector, Tenali

Rc.No. B /GEMS /2025-LPS Dated:

Whereas ;

1. The Competent Authority, in exercise of its powers under **Section 55(4)** of the Andhra Pradesh Capital Region Development Authority Act, 2014 (Act No. 11 of 2014) and in accordance with Rule 5(2) of the Mangalagiri Gold Cluster Land Pooling Scheme (Formulation and Implementation) Rules, 2025, **hereby declares its intention to undertake a Land Pooling Scheme** for the development of Gems and Jewelry Park and other urban amenities in the areas specified in the Schedule to this Notification.
2. The lands proposed to be pooled under this Scheme fall within the Capital Region and are required for establishment of Gems and Jewelry park in Atmakur Village of Mangalagiri Mandal. The purpose of the Scheme is to ensure orderly and participatory development, equitable redistribution, and planned infrastructure provision.
3. This Notification is the **Draft Declaration of Interest** under **Section 55(4)** of the Act.

Now Therefore, the Authority hereby:

4. Earmarks the area described in the Schedule below for the purposes of the Land Pooling Scheme;
5. Invites objections and suggestions from the landowners, stakeholders, and general public in **Form-2** as per Section 55(4) of the Act;
6. Invites landowners who are willing to participate in the Land Pooling Scheme to submit duly filled **Form-3** along with their consent, Aadhaar-authenticated identification, and supporting land ownership documents, within 15 days from the date of publication of this Notification.

Public Hearing and Consideration of Objections:

7. An **oral hearing** shall be conducted by the Authority during the 15-days period, in accordance with **Section 55(5) of the Act and Rule 5(2) of the Rules, 2025** as given below:

Date	Time	Village	Ward	Habitation	Venue
		Atmakur	Atmakur	Atmakur	Grama/Ward Sachivalayam, Atmakur

8. All objections, suggestions and modifications received in writing or orally shall be duly considered by the Authority. The Authority **may accept, modify, or reject any objection or suggestion based on planning rationale and public interest.**

Schedule – A: Area Proposed under Land Pooling Scheme

District:GUNTUR				
S.No.	Village	R.S.R Extent (Ac.)	Mandal	Municipal Area
	Atmakur			

Schedule – B: Village wise Area Proposed under Land Pooling Scheme

District			Mandal		Village		
S. No.	Sy. No.	Sub-division	Total Extent	Categories of land	Extent under LPS	Name of Landowner	Boundaries
							N S E W

Submission Details:

9. **Mode of Submission**: At the Office of the Competent Authority / Ward/Village Secretariat / Online (if enabled)
Last date for submission: Within 15 days from the date of publication of this Notification

10. **Contact Details** for Queries / Clarifications:
- Name: [●]
- Designation: [●]
- Office Address: [●]
- Email / Phone: [●]

Issued By:
[Seal & Signature]
Date:

[Name]
Competent Authority
Atmakur Unit
Mangalagiri Gold Cluster Land Pooling Scheme
Sub- Collector, Tenali.

The Mangalagiri Gold Cluster Land Pooling Scheme (Formulation and Implementation) Rules 2025

FORM – 2
(Under Rule 5(2)(i)

OBJECTIONS AND SUGGESTIONS FOR DECLARATION OF INTENTION

Ref: Notification published in Form-1 under rule 5(2) dated:

I am herewith submitting my objections/suggestions on the Land Pooling Scheme under the Mangalagiri Gold Cluster Land Pooling Scheme Rules,(F & I) 2025.

Sl. No.	Village	Survey No.	Extent	Grounds for objections /suggestions	Documentary evidence for the objection/suggestion
1	2	3	4	5	6

Signature of the Land Owner/
Person interested

Address:
Name_____
D.No._____
Street Name_____
Village_____
Mandal_____
District_____
Contact No._____

The Mangalagiri Gold Cluster Land Pooling Scheme (Formulation and Implementation) Rules 2025

FORM – 3
(Under Rule 5(2)(ii)

Form evidencing the Consent by the Landowner to participate in the Mangalagiri Gold Cluster Land Pooling Scheme

To:
The Competent Authority,
Atmakur LPS Unit
Mangalagiri Mandal.

Landowner Details
(in case of joint owners, add another section with these details)

Particulars	**Details**
1. Name of the First Party	_____
2. Father's / Husband's Name	_____
3. Residential Address	_____
4. Aadhaar Number/ Passport No	_____
5. Mobile Number	_____
6. Email ID (if any)	_____
7. First Party Identification No. (if any)	_____

Details of Land Proposed to be Pooled

Sl. No.	Village	Survey / Sub-Division No.	Extent in Acres	Classification
1.	Atmakur			Assigned

Declaration and Consent

I / We, the undersigned, being the lawful owner(s) of the above-described land, do hereby give my/our **voluntary and informed consent** to participate in the **Mangalagiri Gold Cluster Land Pooling Scheme** as notified under the **Mangalagiri Gold Cluster Land Pooling Scheme (Formulation and Implementation) Rules, 2025,** and agree to:

1. Pool the above-mentioned land with the Government of Andhra Pradesh / APCRDA for purposes of planned development under the approved Master Plan;
2. Accept the terms of development and compensation as per the entitlements notified under the Scheme;
3. Voluntarily surrender the title and possession of the pooled land through a separate Surrender Form to be executed subsequently;
4. Abide by the timelines and instructions issued by the Competent Authority from time to time;
5. Accept that this Consent is **irrevocable** and shall be binding on my/our legal heirs, successors, and representatives;
6. Authorize the Competent Authority to carry out Aadhaar-based authentication to verify my/our identity and link this Consent with the execution of the subsequent Development Agreement cum Irrevocable General Power of Attorney in **Form-7**

Aadhaar Authentication (Biometric/OTP-based Verification)

Particulars	**Yes / No / Details**
Aadhaar Number / Passport No. provided	☐ Yes ☐ No
Biometric authentication completed	☐ Yes ☐ No
OTP-based authentication completed (Mobile-linked)	☐ Yes ☐ No
Date of Authentication	_____
Name of Verifying Officer	_____
Authentication Reference No. (UIDAI)	_____

Signature and Thumb Impression
Executed at _____ on this ____ day of _____, 2025.

Landowner details	**Signature**	**Thumb Impression**
_____	_____	
_____	_____	

FORM – 4
(Under Rule 5(2)(iii))
Acknowledgement by Competent Authority

Received the Consent from Sri ……..S/o ……in Form-3 under Rule 5(2) of the ***Mangalagiri Gold Cluster Land Pooling Scheme (Formulation and Implementation) Rules, 2025***, for pooling of the land mentioned above. Aadhaar authentication has been duly verified and recorded.
Details of the Land Documents attached if any.,

Name of the Village:

1. Sy.No. Extent: Ac. Cts.

2. Sy.No. Extent: Ac. Cts.

3. Sy.No. Extent: Ac. Cts.

Date: _____
Place: _____

Signature: _____
Name & Designation:

Competent Authority
ATMAKUR UNIT
Mangalagiri Gold Cluster Land Pooling Scheme &
Sub-Collector, Tenali

Office Seal:

To,
Sri/Smt/Kum.

The Mangalagiri Gold Cluster Land Pooling Scheme (Formulation and Implementation) Rules 2025

FORM – 5
(Under Rule 7(1)

O/o Competent Authority,
LPS Unit, Atmakur/
Sub-Collector's Office, Tenali.

INDIVIDUAL NOTICE TO THE LAND OWNERS TO PRODUCE DOCUMENTARY EVIDENCE/RECORDS FOR VERIFICATION OF OWNERSHIP CLAIMED

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Ref:1. This Office Notification No. /2025, dt.
2. Your LPS Consent in Form-3, dated_____

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1. In response to the Notification issued in the reference 1st cited for declaration of intention to participate in Mangalagiri Gold Cluster Land Pooling Scheme, in the reference 2nd cited you have submitted consent accepting to participate in the Land Pooling Scheme.

2. Now, you are here by directed to appear before the Competent Authority, Atmakur LPS Unit,/Sub-Collector, Tenali at 10.30 AM on _____in the office of the Competent Authority,_____ along with documentary records in connection with the ownership for the land claimed under Land Pooling Scheme.

Competent Authority
LPS Unit, Atmakur
Mangalagiri Gold Cluster Land Pooling Scheme,
Sub-Collector, Tenali

To

Sri _____
_____
_____
_____

The Mangalagiri Gold Cluster Land Pooling Scheme (Formulation and Implementation) Rules 2025

FORM – 6
(Under Rule 7(3)
ORDERS CONFIRMING VERIFICATION OF LANDS SURRENDERED UNDER LPS
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Ref:1. This Office Notification Declaration of Intention dt.
2. Consent received in Form-3 from Sri _____
3. This Office Notice for verification of claim, dated

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ORDER:

In the reference 1st read above, notification had been issued for declaring intention under section 55(4) of the APCRDA Act, 2014 read with rule 5(2) of the Mangalagiri Gold Cluster Land Pooling scheme (Formulation & Intention) Rules, 2025 and in response of it, in the reference 2nd read above, irrevocable consent was received from Sri _____of _____(Address)as specified under rule 5(2) of the said rules.

In the reference 3rd read above, a notice has been issued on the land owner/Claimant for submission of documentary evidence in support of his claim for an extent of Acres in Survey No. of Atamakur Village of Mangalagiri Mandal.

Therefore, after taking into consideration of the records submitted by him , local enquiry conducted with Revenue Officer and physical possession on the subject land, the irrevocable consent given for participation of Mangalagiri Gold Cluster Land Pooling Scheme by Sri _____is here by accepted as shown in the below Schedule.

SCHEDULE

S. No.	Name of the land owner	Village	Survey /Sub-Division No.	Extent claimed	Classification	DKT patta Disposal No. & date	Other documents	Relationship with the Original assignee
		Atmakur			Assigned			Legal heir/Purchaser

COMPETENT AUTHORITY
LPS UNIT, ATMAKUR/